139.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,457,500 / 1,457,500
					USE VALUE:	1,457,500 / 1,457,500
					ASSESSED:	1,457,500 / 1,457,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIVANOVIC ALEKSANDAR &
Owner 2:	POPIC BOJANA
Owner 3:	
Street 1:	3 PLEASANT VIEW ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NORBERG-BOHM CRAIG -
Owner 2:	-
Street 1:	3 PLEASANT VIEW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1995, having primarily Clapboard Exterior and 3010 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	908,000		549,500	1,457,500
Total Card	0.146	908,000		549,500	1,457,500
Total Parcel	0.146	908,000		549,500	1,457,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.22 /Parcel: 484.22

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 89424

GIS Ref

GIS Ref

Insp Date 11/22/08

!10763!

PREVIOUS ASSESSMENT

Parcel ID 139.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	908,000	0	6,350.	549,500	1,457,500		Year end	12/23/2021
2021	101	FV	879,900	0	6,350.	549,500	1,429,400		Year End Roll	12/10/2020
2020	101	FV	879,700	0	6,350.	549,500	1,429,200	1,429,200	Year End Roll	12/18/2019
2019	101	FV	668,400	0	6,350.	580,000	1,248,400	1,248,400	Year End Roll	1/3/2019
2018	101	FV	668,400	0	6,350.	427,400	1,095,800	1,095,800	Year End Roll	12/20/2017
2017	101	FV	668,400	0	6,350.	409,000	1,077,400	1,077,400	Year End Roll	1/3/2017
2016	101	FV	668,400	0	6,350.	378,500	1,046,900	1,046,900	Year End	1/4/2016
2015	101	FV	580,200	0	6,350.	317,500	897,700	897,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:19:42

LAST REV

Date	Time
09/10/20	14:04:20
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORBERG-BOHM CR	63952-282		7/22/2014		1,140,000	No	No		
NORBERG-BOHM CR	46889-123		1/27/2006	Family	1	No	No		
LAVERY THOMAS	31354-199		4/28/2000		647,900	No	No		
C & F REALTY	25720-206		10/6/1996		453,230	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2015	347	Re-Roof	8,700					
5/3/1995	232		120,000					NEW HOUSE
2/14/1995	62		6,000					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
11/22/2008	Meas/Inspect	201	PATRIOT
7/15/2000	MLS	MM	Mary M
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
10/5/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	89424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Total AC/HA:	0.14578	Total SF/SM:	6350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,452	Spl Credit		Total:	549,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1995	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.99883717
Const Adj.:	1.16643345
Adj $ / SQ:	151.460
Other Features:	124056
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	928398
Depreciation:	20425
Depreciated Total:	907974

COMMENTS

OF=2ND SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	5	Baths:	1				HB	1		

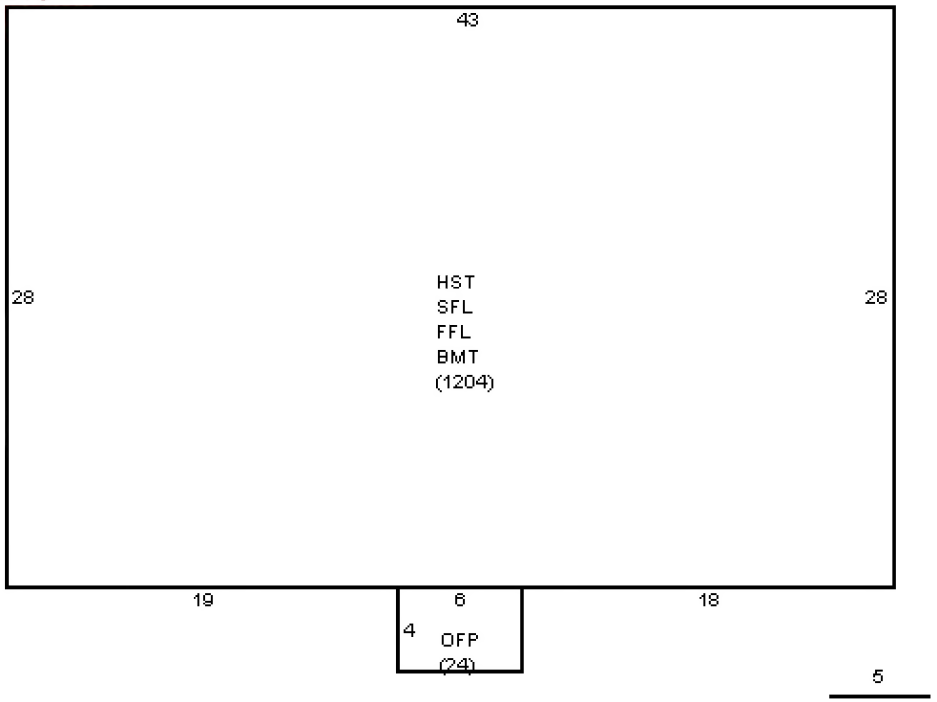
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	221.13
Special Features:	0	Val/Su Net:	214.25
Final Total:	908000	Val/Su SzAd	301.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	45.440	54,707
FFL	First Floor	1,204	151.460	182,358
SFL	Second Floor	1,204	151.460	182,358
HST	Half Story	602	151.460	91,179
OFP	Open Porch	24	51.320	1,232

Net Sketched Area:	4,238			Total:	511,834
Size Ad	3010	Gross Area	4840	FinArea	3010

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

139.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	